

## **MADISON PLACE RULES AND STANDARDS**

**These Rules have been established to improve the integrity of our complex and to maintain its overall value to homeowners.**

**Homeowners of rental units must inform renters of all rules and standards.**

**Common areas are designated as those which are immediately visible to everyone. That includes porches, doors, light fixtures, front gardens, pool and garden areas, and carports. Any decoration or changes to those areas must be presented to and approved by the Board before any changes are made. This includes potted plants.**

### **FRONT OF UNIT**

1. No stained front doors or window trim
2. Only holiday (Christmas, Easter, Hanukah etc) door decorations which can go up the month of the holiday and removed the week after. No garden flags and yard art.
3. Only 2 live, potted plants per unit. Pots are subject to Landscaping Committee review.
4. Porch furniture is subject to Architectural Committee review.

### **PETS**

1. Only 2 pets per household. If you will have guests with pets that exceed 2 total for the unit or that stay longer than a week, please contact the Board for guidance/permission. All guests are expected to follow Madison Place regulations.
2. Pets – including cats - must be leashed when walked.
3. Pet waste MUST be picked up immediately and properly disposed.
4. Only indoor cats allowed.
5. No exotic pets.
6. To cut down on rodents, pets should not be fed outdoors.

### **PARKING**

1. No parking in fire zones.
2. No commercial or recreational vehicles can be parked on Madison Place streets or property overnight.
3. Moving vans and Uhauls cannot be parked on the property after 8pm.
4. Vehicles without a Madison Place sticker or a Visitor Pass will be towed within 48 hours.
5. Vehicles with Madison Place stickers may not park on the street over a 12 hour period. Two notifications will be given to move the car. After that, the car will be towed.
6. Residents are to park behind their unit in their designated space. No parallel parking or parking in areas that block dumpster.
7. Residents with rental cars must get daily parking passes.

### **BACK OF UNITS**

1. Nothing (awning, patio covers, etc) can be attached to the unit. All new structures must be approved by the Board in advance.

### **VEHICLES PER UNIT**

1. Only two (2) vehicles are allowed per unit. If you have special needs, contact the Board.
2. Those two vehicles must have a Madison Place sticker on them and a current state registration

### **CARPORTS – THE ONLY ITEMS ALLOWED IN CARPORTS ARE CARS AND BICYCLES.**

1. No visible storage is allowed including non-operative vehicles, boats, furniture, garden supplies, pots, etc
2. No storage allowed in the space between fence and storage closets
3. No garbage to be placed in carport area
4. Plants and decorations are not to be placed outside carports and storage closets as well as common side of fences.

### **GUESTS**

1. No guests will be allowed entrance into Madison Place unless:
  - a) resident has called the Guard House with the name of the guest.
  - b) a guest's name has been placed on resident's permanent guest list at Guard gate.
2. Guests must pick up a Visitors Pass at the gate and return it upon leaving.
3. All guests must comply with Madison Place parking and complex rules.

### **SWIMMING POOL**

1. Residents must accompany and remain with guests at pool.
2. No glass items.
3. No animals allowed in area or in pool.
4. Residents and guests must comply with posted rules.

### **OUTSIDE CONTRACTORS**

1. Residents are responsible for the conduct, safety and parking of their outside contractors.
2. Contracted work may only be conducted Monday –Saturday 8am-6pm. No work on Sunday.
3. Workers are not to dispose of materials in Madison Place dumpsters nor pour paint in our sewer drains.

### **CHANGE IN ARCHITECTURE OF UNIT**

All architecture changes in the front and in the back – where visible - including new doors, windows, paint colors, door knobs, lights and house numbers - must be requested in writing and submitted to the Architectural Committee to be approved by the Board before installation.

### **MADISON PLACE ENCOURAGES THE USE OF FIRE ALARMS ON EACH FLOOR.**